178.0	0002	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	699,400 / 699,400
					USE VALUE:	699,400 / 699,400
					ASSESSED:	699,400 / 699,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLINGSBERG DAVID L
Owner 2:	CROTTY PATRICIA A
Owner 3:	
Street 1:	4 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KLINGSBERG DAVID L -
Owner 2:	CROTTY PATRICIA A -
Street 1:	4 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,057 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7057.000	255,000	2,200	442,200	699,400
Total Card	0.162	255,000	2,200	442,200	699,400
Total Parcel	0.162	255,000	2,200	442,200	699,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.14 | /Parcel: 475.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120345

GIS Ref

GIS Ref

Insp Date 08/02/13

Parcel ID 178.0-0002-0006.A

!13962!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,000	2200	7,057.	442,200	699,400	699,400	Year End Roll	12/18/2019
2019	101	FV	206,600	2400	7,057.	442,200	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	206,600	2400	7,057.	372,700	581,700	581,700	Year End Roll	12/20/2017
2017	101	FV	206,600	2400	7,057.	341,100	550,100	550,100	Year End Roll	1/3/2017
2016	101	FV	206,600	2400	7,057.	290,600	499,600	499,600	Year End	1/4/2016
2015	101	FV	192,700	2500	7,057.	252,700	447,900	447,900	Year End Roll	12/11/2014
2014	101	FV	192,700	2500	7,057.	233,700	428,900	428,900	Year End Roll	12/16/2013
2013	101	FV	140,600	2500	7,057.	222,400	365,500	365,500		12/13/2012

PRINT

Date	Time
12/11/20	03:51:01

LAST REV

Date	Time
02/17/18	10:26:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13962

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAURIE EARL	31174-609		2/28/2000		225,000	No	No		
	10569-72		7/1/1964			No	No		N

USER DEFINED

Prior Id # 1:	120345
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2013	401	Addition	65,000	C				
12/1/2002	1000	Alterati	3,500	C				REMOVE WALLS AND C

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2013	Measured	JBS	JOHN S
5/23/2013	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	355	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7057		Sq. Ft.	Site		0	70.	0.90	7									442,195						442,200	

Total AC/HA: 0.16201 | Total SF/SM: 7057 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,195 | Spl Credit | Total: 442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313245
Depreciation:	58264
Depreciated Total:	254982

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

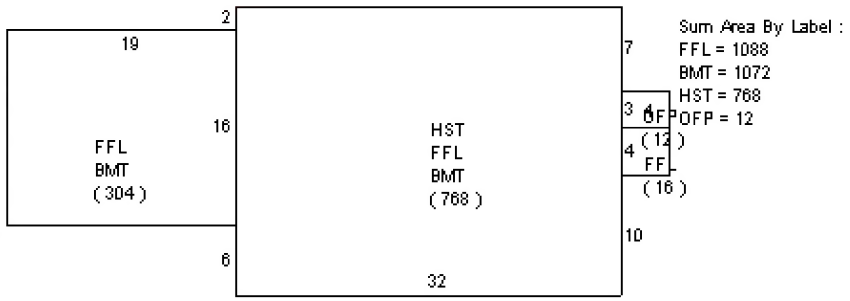
No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	99.77
Final Total:	255000	Val/Su SzAd	173.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	141.740	154,209
BMT	Basement	1,072	42.520	45,582
HST	Half Story	384	141.740	54,427
OFP	Open Porch	12	44.000	528
	Net Sketched Area:	2,556	Total:	254,746
Size Ad	1472	Gross Are	2940	FinArea 1472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	12X16	F	FR	1970	22.58	T	49	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:	Total: 2,200